

Council Minutes
July 8, 2019

Easley City Council met for its regular monthly meeting on July 8, 2019 all members were present. The press was notified. Lisa Chapman, City Clerk served as the recording secretary.

Mayor Bagwell called the meeting to order at 7:00 p.m. Councilman Wright gave the invocation followed by the Pledge of Allegiance.

Prior to the meeting City Council met in Executive Session, no action was taken.

The minutes from the previous meetings were approved as submitted.

Mayor Bagwell called on Council for their reports:

Ward 1: Councilman Garrison: Thanked everyone for their kindness during the passing of his dad. Congratulated Megan and staff for a good fourth of July celebration. Congratulated Chief Tollison on the Blue Light BBQ.

Report from the Recreation Committee: The tennis courts at Pope Field are slowly moving along. The asphalt has to cure for a few more weeks before the striping can begin.

Ward 2: Councilman Dykes –The July 4th celebration was great. Asked Megan Wallace to give a report. The turn out was great. There were 15 food vendors, four bands and several thousand people downtown.

Ward 3: Councilman Mann –The July 4th event was great, amazing fireworks, great bands, and crowd. Thank you to all for carrying on the traditions that our city has had.

Ward 4: Councilman Moore –Commented on the loss of Jerry Gibson, former employee with the police department. He was an honorable man. He and his wife attended the downtown festival, thank the police officer who helped his wife with an incident.

Ward 5: Councilman Wright –No report

Ward 6: Councilman Robinson – No report

Mayor Bagwell called on Mr. Steese for his report: The MASC annual meeting will be in Greenville July 18-20th.

Citizens wishing to address council: Christine DeVlaming – Gave some ideas on how to engage the growing senior population. She suggested a volunteer board of directors that would organize the volunteers, handle the marketing, etc.

Rod Ramsey – Concerned with the rezoning of Pineview Drive property. The traffic is terrible, the last thing we need is a new development adding to the mess that already exist.

Jessica Martin – Concerned about the Pineview Drive rezoning. She attended the Planning Commission meeting and is ok with the plan however, her concern is with traffic and adding new

residents is only going to add to the problem. There is an issue with people stopping at the stop sign on Wimberly Lane.

Sean Faulkner – He lives at 111 Pineview Drive. When he bought his property, as most of the residents, the area was zoned R-10. The new proposed development would add 92 units to the property. He suggested that Council ask for a statement of intent from the developer. The property is still in the name of Mr. McKinney and not the applicant. Mr. McKinney hasn't sold any properties but has a lot of rentals. He agrees that the FRD designation is good so the City can oversee the development.

Kimber Nelson – Director of the Senior League World Series. The tournament will begin on July 27th and run through August 3rd. The championship game will be at 2:30 on ESPN 2. All games will be televised this year on ESPN Plus. The Fan Fest will be July 26th downtown as part of Party on Pendleton.

Tara McMullin – President of the Easley Downtown Business Association – The group is working to bring recognition to the downtown. They are putting up billboards, increased social media presence, updated the website and have a new map of the downtown.

Councilman Mann acknowledged that Ms. DeVlaming brought the idea to the City to be a bicycle friendly community.

Old Business: Second reading of ordinances - Ordinance No. 2019-09 an ordinance of the City of Easley, South Carolina, approving the execution and delivery of a development agreement with Topaz Group, LLC. Councilman Garrison made the motion to approve with a second from Councilman Moore. Mr. Steese gave a brief explanation. The Topaz Group will be doing a major renovation to a building on Pendleton St. creating approximately 20 new jobs. They are investing over one million dollars in the project. The owner of the property was present and introduced himself and gave a brief background. Councilman Dykes called for the question and the motion passed 7-0.

Ordinance No. 2019-12 to annex the corner of Brushy Creek Road and Sheffield Road, Easley, SC Tax map No. 5038-17-00-8706. Councilman Moore made the motion to bring to the floor for discussion with a second from Councilman Mann. Mr. Steese gave a brief explanation. The owners have asked for the 34 acres to be annexed in with a zoning designation of R-10. Annexation allows the City to control future development and use of the land. The Planning Commission approved this annexation. Councilman Garrison called for the question and the motion passed 7-0.

Ordinance No. 2019-13 to provide certification of site requested by Kingside Redevelopment, LLC as provided by section 12-65-60 of the South Carolina Textiles Communities Revitalization

Act for that certain property locating at 601 South 5th Street, Easley, South Carolina. Councilman Mann made the motion to approve with a second from Councilman Wright. Mr. Steese explained that this will allow the group to obtain tax credits for the renovation and to secure financing. Councilman Moore called for the question and the motion passed 7-0.

New Business: First Reading of ordinances: Ordinance No. 2019-14 to amend City Ordinance 121 (Mobile Food Vendors) regulating mobile food vendors operating inside the City of Easley. Councilman Moore made the motion to bring to the floor with a second from Councilman Mann. Mr. Steese explained that this is to designate two parking spaces in the Coffee Street parking lot by painting hatches with non-emergency color paint and posting signs. The reserved time will be 10:00 a.m. until 6:00 p.m. Councilman Moore suggested that the length of the trucks should be designated. Councilman Garrison stated that if this becomes a problem the ordinance can be revisited and amendments made. Councilman Mann stated that he sent out suggestions to all of the committee members and only four responded. Councilman Garrison called for the question and the motion passed 6-1 with Councilman Moore voting no.


Ordinance No. 2019-15 to rezone approximately 17.02 acres of real property located at 103 Pineview Dr. Easley, South Carolina, 29642. Tax Map Number 5028-12-75-6949 of Woodland Park Subdivision from R-10 to FRD. Councilman Dykes made the motion to bring to the floor for discussion with a second from Councilman Moore. Mayor Bagwell called on Mr. Tommy Holcombe for an explanation. The Planning Commission met there was some opposition. Approximately 30 people came to the meeting. The FRD designation allows for single family detached residents and townhomes with 5.5 units per acre or a maximum of 93 unites. There will be a 20' side setback, 25' rear setback and a 20' minimum landscape buffer. Councilman Garrison asked Mr. Steese to explain the FRD again. Mr. Steese stated that Council has to approve the project and we hold the developer to the plans they submit. Councilman Robinson asked if a statement of intent would be binding on future property owners. Mr. Steese stated it would. Councilman Dykes stated that the last time this was brought before council it was voted down. The new plan is improved from the previously submitted. Councilman Moore asked if any of the units could be rentals after they are sold. Mr. Holcombe stated we have no control over that. Councilman Garrison stated that an HOA would guide that. Councilman Garrison stated he has some questions that will need to be answered before second reading. He then called for the question and the motion passed 7-0.

Ordinance No. 2019-16 an ordinance of the City of Easley, South Carolina, approving the execution and delivery of a development agreement with Project Silos. Councilman Wright made the motion to approve with a second from Councilman Mann. Mr. Steese gave a brief explanation. There will be six businesses that will employ up to sixty people. They agree to be open by June 2021. The City will make available up to \$50,000 for an art mural on the side of the Silos. Councilman Garrison called for the question and the motion passed 7-0.

Ordinance No. 2019-17 an ordinance to approve a lease agreement between the City of Easley and Project Silo for property located at 122 Folger Avenue. Councilman Moore made the motion to approve with a second from Councilman Mann. Mr. Steese explained the City will lease the Silo property for 40 months at \$2,000 per month. Councilman Dykes called for the question and the motion passed 7-0.


Ordinance No. 2019-18 an ordinance to approve the sale of .034 acres located at 122 Folger Ave to JSCI Main Street Diner, LLC. Councilman Moore made the motion to approve with a second from Councilman Mann. Mr. Steese gave a brief explanation and Councilman Dykes called for the question and the motion passed 7-0.

Councilman Moore made the motion to adjourn at 8:20 p.m.



Mayor

ATTEST:



City Clerk